

Yolo County Economic Forecast

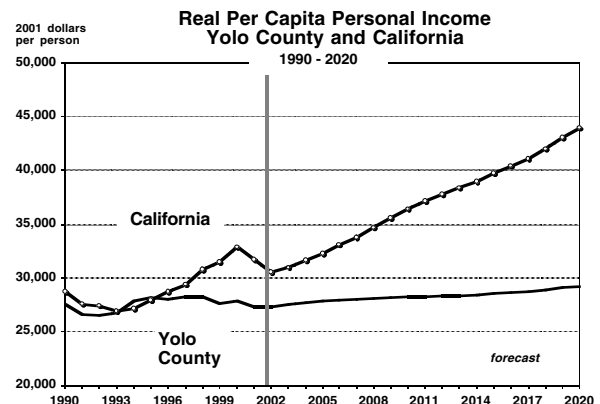
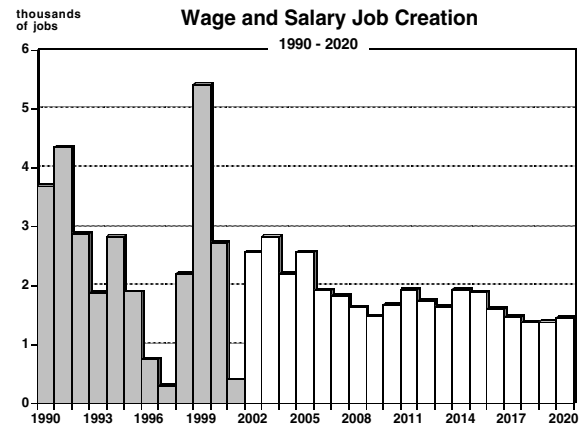
Yolo's economic base is dominated by the government and services industries. Government accounted for 33 percent of the total employment in 2001, with over 30,000 jobs. Within government, the majority of growth is expected to continue to concentrate in state and local government. The University of California, Davis is Yolo County's largest employer, translating into many present and future jobs for the labor force, which will expand at faster rates of growth during the latter part of the decade.

Other new developments include the growing interest in Yolo as an important seed region, involving research and development, and production and processing facilities of leading international seed companies.

Availability of transportation is a major asset to Yolo County, providing access to water, rail, and air transportation facilities as well as an extensive roadway system, including major interstate arteries 5 and 80. The County is positioned well for growth over a longer forecast horizon of 10 to 20 years.

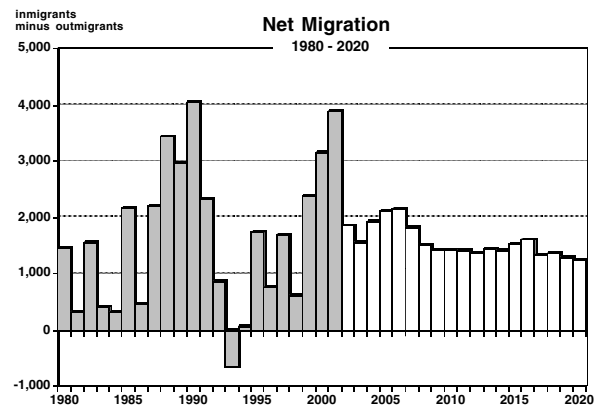
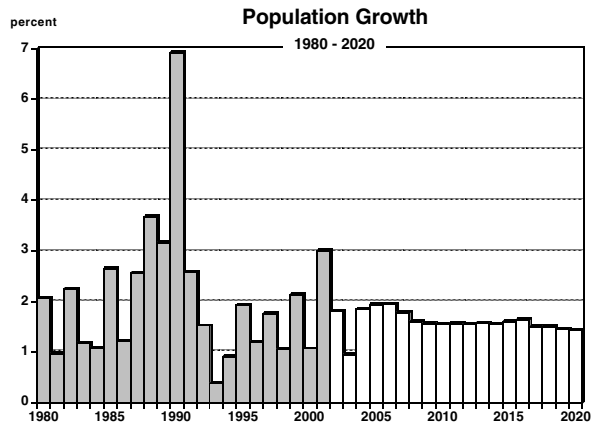
Forecast Highlights

- **Forecast for Population:** Net migration into the region averages 1,900 persons per year for the next 5 years. Population growth accelerates slightly from 1.4 percent between 1995 and 2000 to 1.7 percent per year between 2002 and 2007.
- **Forecast for Employment:** 2,500 new wage and salary jobs are created in 2002. A total of 17,000 jobs are created between 2002 and 2010. The compound rate of growth between 2002 and 2007 is 2.3 percent per year. The unemployment rate is forecast to remain in a range of between 3.5 and 4.5 percent for the next several years.
- **Forecast for Personal Income:** Total inflation-adjusted personal income rises an average of 2.4 percent per year between 2002 and 2007. This compares to an average per year increase of 2.7 percent in real personal income between 1995 and 2000. Real per capita personal income increases 0.6 percent per year over the next 5 years.
- **Forecast for Average Salaries:** The average salary per worker in 2001 was \$39,200. Salaries rise an average



of 0.5 percent per year during the decade. Average salaries are higher in Sacramento County than in Yolo County.

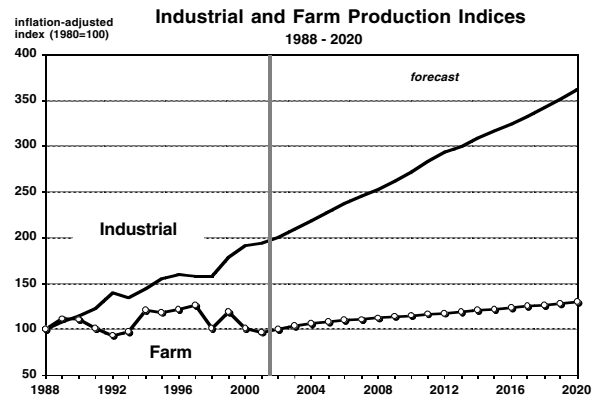
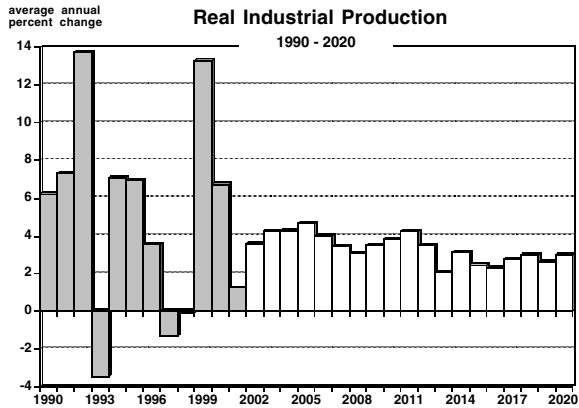
- **Forecast for Housing:** An average of 1,100 residential units are permitted per year during the decade. This is a 15 percent increase in housing production compared to the 1990s when an average of 984 units were permitted per year in Yolo County.
- **Home Prices:** Selling prices for housing in the region are relatively affordable in the greater Sacramento region. The median price in 2001 was \$213,000. Home values are forecast to rise an average of 2 percent per year. At this rate of appreciation, the median selling price is projected to be \$301,000 in the year 2010.



Yolo County Economic Forecast

1995-2001 History, 2002-2020 Forecast

	Population (people)	Net Migration (people)	Registered Vehicles (number)	Households (thousands)	New Homes Permitted (homes)	Retail Sales (billions)	Personal Income (billions)	Real Per Capita Income (dollars)	Farm Crop Value (millions)	Industrial Production (billions)
1995	157,700	1,750	126	54.9	709	\$0.9	\$3.5	\$28,163	\$297	\$1.5
1996	159,600	759	128	55.5	798	\$1.0	\$3.6	\$28,016	\$313	\$1.6
1997	162,400	1,694	123	56.2	714	\$1.0	\$3.9	\$28,228	\$335	\$1.6
1998	164,100	624	131	57.0	1,591	\$1.1	\$4.0	\$28,209	\$277	\$1.6
1999	167,600	2,391	136	57.7	1,465	\$1.2	\$4.2	\$27,630	\$340	\$1.8
2000	169,400	3,150	140	59.2	1,216	\$1.4	\$4.8	\$27,876	\$303	\$1.9
2001	174,500	3,900	144	60.5	1,299	\$1.4	\$4.8	\$27,231	\$305	\$1.9
2002	177,650	1,865	148	62.0	1,057	\$1.5	\$5.0	\$27,252	\$325	\$2.0
2003	179,333	1,554	152	63.0	1,102	\$1.5	\$5.2	\$27,528	\$343	\$2.1
2004	182,641	1,929	156	64.0	1,221	\$1.6	\$5.5	\$27,675	\$360	\$2.2
2005	186,193	2,114	159	65.3	1,180	\$1.7	\$5.7	\$27,823	\$375	\$2.3
2006	189,836	2,150	161	66.5	1,071	\$1.8	\$6.0	\$27,910	\$389	\$2.4
2007	193,216	1,831	164	67.6	1,079	\$1.9	\$6.3	\$28,026	\$404	\$2.4
2008	196,326	1,508	167	68.7	924	\$1.9	\$6.5	\$28,116	\$418	\$2.5
2009	199,410	1,427	171	69.6	892	\$2.0	\$6.8	\$28,161	\$433	\$2.6
2010	202,536	1,418	175	70.5	1,098	\$2.1	\$7.1	\$28,222	\$449	\$2.7
2011	205,715	1,414	177	71.7	1,181	\$2.3	\$7.4	\$28,268	\$466	\$2.8
2012	208,909	1,375	179	72.9	1,042	\$2.4	\$7.7	\$28,299	\$483	\$2.9
2013	212,219	1,443	182	73.9	1,238	\$2.5	\$8.0	\$28,311	\$501	\$3.0
2014	215,542	1,412	184	75.2	1,263	\$2.6	\$8.4	\$28,404	\$519	\$3.1
2015	219,018	1,527	186	76.5	1,162	\$2.7	\$8.8	\$28,538	\$537	\$3.2
2016	222,611	1,610	189	77.7	1,060	\$2.9	\$9.1	\$28,640	\$557	\$3.2
2017	225,959	1,335	193	78.7	940	\$3.0	\$9.6	\$28,728	\$578	\$3.3
2018	229,373	1,370	196	79.7	911	\$3.1	\$10.0	\$28,852	\$600	\$3.4
2019	232,738	1,293	198	80.6	1,056	\$3.3	\$10.4	\$29,038	\$622	\$3.5
2020	236,084	1,251	200	81.7	1,004	\$3.5	\$10.9	\$29,232	\$644	\$3.6



Total Wage & Salary (000)	Farm (000)	Construction (000)	Mining (000)	Manufacturing (000)	Transportation, Utilities (000)	Wholesale, Retail Trade (000)	Finance, Real Estate (000)	Services (000)	Government (000)
-----employment (jobs)-----									
81	5.0	2.8	0.2	6.3	6.3	19.5	3.1	12.4	25.3
82	5.3	3.0	0.2	6.1	6.6	19.2	3.0	12.9	25.3
82	5.1	3.3	0.2	6.1	6.3	19.6	3.1	12.9	25.3
84	4.8	3.5	0.2	6.4	6.1	20.3	3.4	13.2	26.2
90	4.9	4.0	0.2	6.4	6.0	21.7	5.1	13.8	27.5
92	4.9	4.3	0.2	5.8	6.3	21.8	4.5	15.2	29.3
93	4.2	4.3	0.3	5.6	6.4	22.1	3.6	15.7	30.3
95	4.2	4.6	0.3	6.0	6.5	22.4	3.8	16.4	31.1
98	4.2	4.8	0.2	6.1	6.7	23.3	3.7	17.1	31.9
100	4.2	4.9	0.2	6.1	6.9	23.8	3.8	17.8	32.5
103	4.3	5.0	0.2	6.1	7.1	24.3	3.9	18.4	33.6
105	4.3	5.0	0.2	6.1	7.2	24.6	3.8	18.9	34.5
107	4.3	5.1	0.2	6.1	7.3	24.9	3.7	19.5	35.4
108	4.4	5.1	0.2	6.1	7.5	25.3	3.6	20.0	36.0
110	4.4	5.1	0.2	6.1	7.6	25.7	3.5	20.5	36.5
111	4.4	5.2	0.2	6.1	7.7	26.2	3.4	21.0	37.2
113	4.5	5.2	0.2	6.1	7.8	26.7	3.5	21.4	38.0
115	4.5	5.2	0.2	6.1	7.9	27.1	3.6	21.8	38.7
117	4.5	5.2	0.2	6.1	8.0	27.4	3.6	22.1	39.5
119	4.6	5.3	0.2	6.1	8.1	27.8	3.7	22.5	40.4
121	4.6	5.3	0.2	6.1	8.1	28.1	3.8	22.9	41.4
122	4.7	5.2	0.2	6.1	8.2	28.3	3.8	23.3	42.3
124	4.7	5.2	0.2	6.1	8.3	28.5	3.7	23.7	43.1
125	4.7	5.2	0.2	6.1	8.4	28.7	3.5	24.0	44.0
126	4.8	5.2	0.2	6.1	8.5	28.9	3.4	24.4	45.0
128	4.8	5.1	0.3	6.1	8.5	29.0	3.5	24.6	45.9

